



Unit 2 Lorne Place, Coatbridge, ML5 4PG

Available From November 2026

- Busy Retail Parade
- Anchored By Tesco, Pharmacy & Dental Studio
- Private Car Park
- 1,000sq ft
- Rent: o/o £27,500p.a.x

**LOCATION**

Coatbridge is situated 11 miles east of Glasgow and 30 miles west of Edinburgh. The population is in excess of 48,000 people and a catchment estimated at over 100,000 people.

The subjects are situated in a dense residential area 2 miles south west of the town centre and 1 mile from the A8 Glasgow to Edinburgh Road. It is located at the junction of Paddock Street and Sikeside Street, which are very busy routes from the A8 to the town centre. Whifflet Train Station which has a direct service to Glasgow Central, is just a 10 minute walk away.

There is a substantial amount of private housing either completed or under construction nearby (circa 3,000 units total). Riverbank Primary School is located opposite with a new community hub being developed close by. The development is anchored by Tesco Express with adjacent occupiers including Indigo Sun, Mint Healthcare, Monklands Dental Care, Figos Peri-Peri.

**PROPERTY**

The premises form part of a purpose-built retail parade extending over ground floor only. The development benefits customer parking for 45 spaces along with staff car parking and service access to the rear.

Internally the property is presented in a primarily open plan retail layout with partition to the rear forming store and w.c facilities

**AREA**

92.90sqm (1,000sq ft)



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**NAV/RV**  
£13,600

**RENT**  
The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £27,500p.a.x

**V.A.T.**  
Will be payable on rent

**E.P.C**  
Available on request

**LEGAL**  
Each party shall bear their own legal costs incurred in the transaction

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**Anti-Money Laundering**  
TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

**Property Misdescription Act 1991:**  
The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.